

Retail Pad For Sale or Lease

Executive Summary

Mathistown Rd & Center St, Little Egg Harbor, NJ 08087



OFFERING SUMMARY

Sale Price:	\$875,000
Lease Rate:	Negotiable

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,360	21,249	26,480
Average HHI	\$75,094	\$84,334	\$88,176
Employees	916	3,551	4,433
Total Businesses	129	489	594

PROPERTY HIGHLIGHTS

- 3 Acre Retail Pad for Sale or Lease
- Fully approved for a 15,000 SF Retail or Medical Building
- Parking lot for 64 cars and two drive-thru lanes
- Ideal for retail, restaurant, small strip center, or medical office building and potential for car wash operator or fitness user
- Strong retailers nearby: Walgreens, Rite Aid, Super Wawa, McDonald's
- Ocean County is one of the fastest growing counties in New Jersey
- 4 miles off the Garden State Parkway and 2 miles from Route 9
- Traffic counts: 8,467 VPD on Mathistown Rd, 5,775 VPD on Center St.



ARROW

Real Estate Services

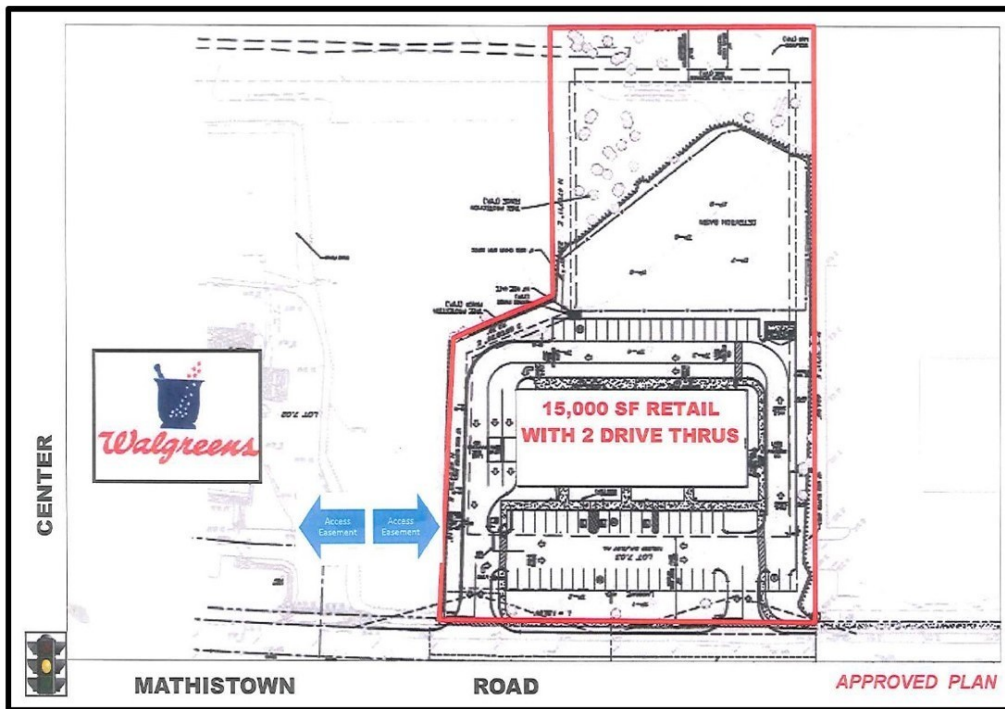
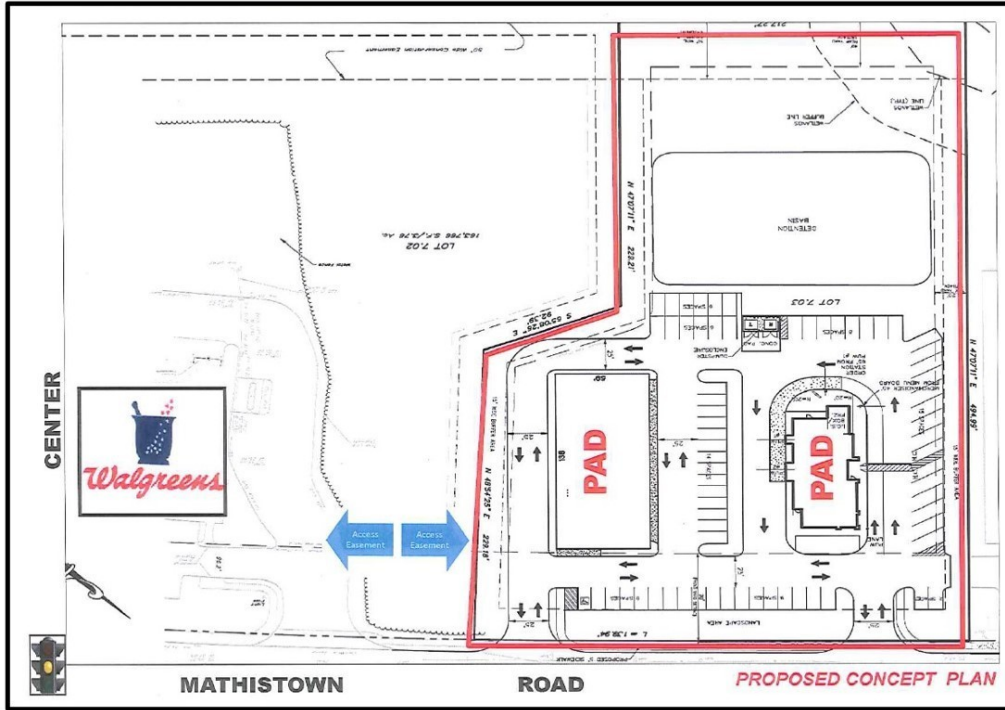
Admin: 717 Limekiln Road, Doylestown, PA 18901
 HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
 610.400.3018 | ArrowRealEstateServices.com



RUSS MENK
 609.471.7893
 RussM@arrowcre.com

Retail Pad For Sale or Lease

Mathistown Rd & Center St, Little Egg Harbor, NJ 08087



ARROW

TCN
WORLDWIDE
REAL ESTATE SERVICES

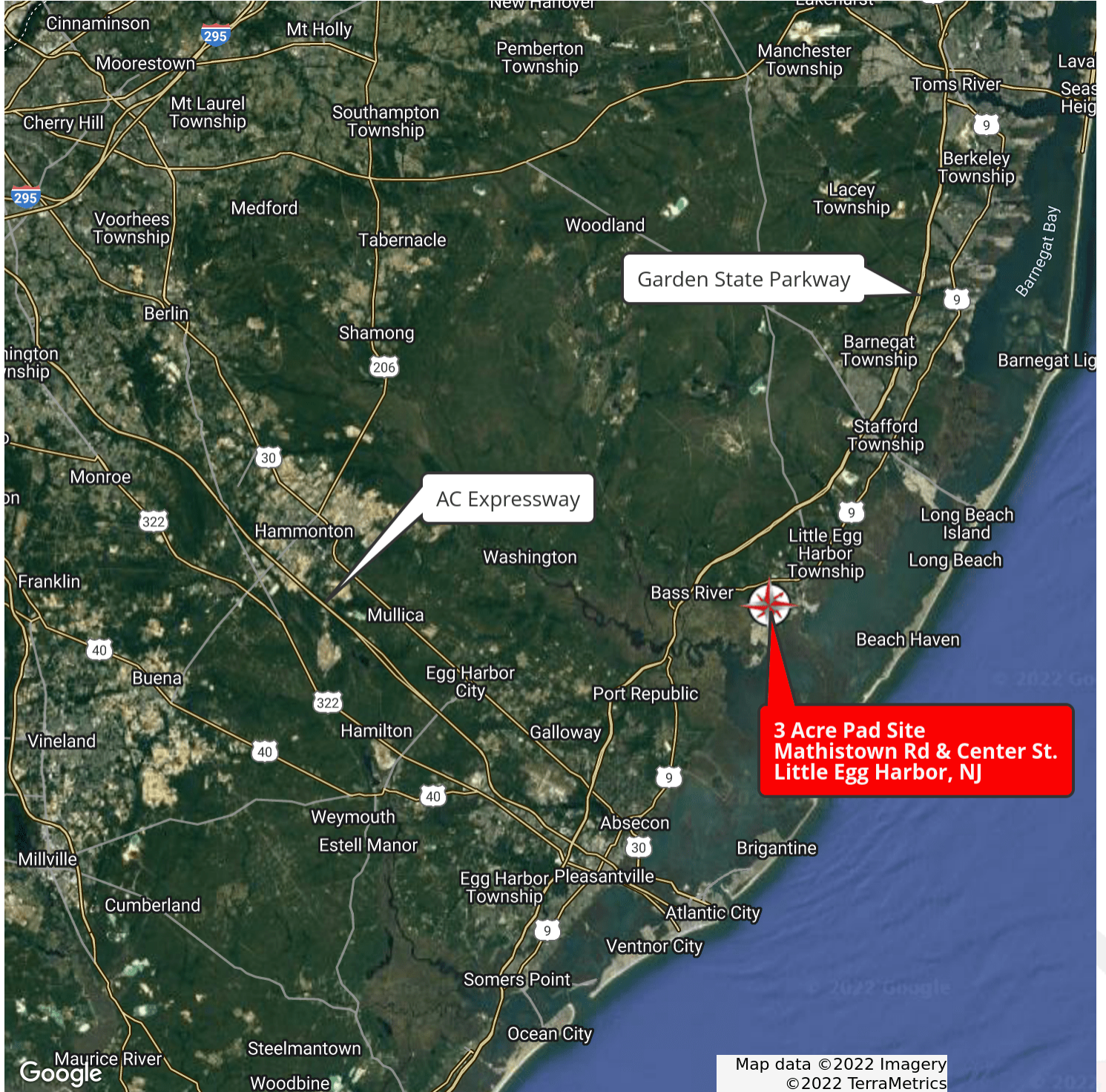
Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com

RUSS MENK
609.471.7893
RussM@arrowcre.com

Retail Pad For Sale or Lease

Mathistown Rd & Center St, Little Egg Harbor, NJ 08087



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com



RUSS MENK

609.471.7893

RussM@arrowcre.com

Retail Pad For Sale or Lease

Mathistown Rd & Center St, Little Egg Harbor, NJ 08087



ARROW

Real Estate Services

Admin: 717 Limekiln Road, Doylestown, PA 18901
HQ: 555 E. City Line Ave, Bala Cynwyd, PA 19004
610.400.3018 | ArrowRealEstateServices.com



RUSS MENK

609.471.7893

RussM@arrowcre.com